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Message Text

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PAGE 01 MANAMA 00710 211232Z

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ACTION NEA-03

INFO OCT-01 ISO-00 SSO-00 /004 W
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O 211140Z JUN 75
FM AMEMBASSY MANAMA BAHRAIN
TO SECSTATE WASHINGTON DC NIACT IMMEDIATE 2214

UNCLAS MANAMA 0710

FOR NEA/EX WILLIAMSON OR PERKINS FROM AMBASSADOR

E.O. 11652: N/A
TAGS : AFSP, BA
SUBJECT : LEASING OF CHANCERY

REFERENCE : STATE 145772

1. DELIGHTED AND GRATEFUL TO RECEIVE REFTEL INDICATING DEPARTMENT HAS APPROVED OUR ENTERING INTO AGREEMENT FOR CHANCERY AND THAT $57,000 AVAILABLE FOR THIS PURPOSE. HAVE SIMULTANEOUSLY RECEIVED FIRM CONFIRMATION PRIME MINISTER PREPARED TO MAKE PROPERTY AVAILABLE TO US, HANDLING ALL RENOVATIONS AND GIVING US STRAIGHT LEASE ARRANGEMENT.

2. YOU WILL BE DELIGHTED TO HEAR THAT BASIC RENT WILL BE LESS THAN EXPECTED, BD 2,000 PER MONTH (SLIGHTLY OVER $5,000) RATHER THAN THE APPROXIMATELY $6,000 WE HAD ESTIMATED. THIS WILL BE ON FIVE YEAR BASIS WITH AN OPTION TO RENEW FOR THE NEXT FOUR YEARS AT BD 2,500 PER MONTH. THIS IS MUCH BETTER THAN WE HAD THOUGHT POSSIBLE AND I ASSUME DEPARTMENT HAS NO PROBLEM WHATSOEVER IN OUR AGREEING TO THESE BASIC TERMS.

3. ON BASIS NEGOTIATIONS TODAY WITH THE PRIME MINISTER'S AGENT, IT APPEARS THAT "FIRST YEAR RENT" WILL BE AT BD 1,600 PER MONTH FROM DATE OF OUR OCCUPANCY OF PART OF PREMISES AND BD 2,000 PER MONTH ONCE ENTIRE PREMISES REMODELED AND OCCUPIED. FIGURING ON AUGUST 1 INITIAL OCCUPANCY AND DECEMBER 1 FULL OCCUPANCY, THIS WOULD COME TO TOTAL FOR FIRST YEAR OF BD 20,400 ($52,350). THIS WILL BE PAYABLE IN ADVANCE UNDER A JUNE 1975
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LEASE WITH ANY DOWNWARD ADJUSTMENTS FOR POSSIBLE DELAYED

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OCCUPANCY TO BE WORKED OUT LATER. THIS AMOUNT IS WITHIN THE ALLOTMENT NOTED REFTEL AND THIS ARRANGEMENT APPEARS FAIR.

4. NOW THE BAD NEWS. PRIME MINISTER IS ADAMANT THAT WE PAY NOT ONE, BUT TWO YEAR'S RENT IN ADVANCE. SECOND YEAR'S RENT, OBVIOUSLY COVERING A PERIOD OF FULL OCCUPANCY, WOULD TOTAL BD 24,000 ($61,600) AND WOULD BE PAYABLE UPON SIGNING JUNE 1975 LEASE. THIS APPEARS TO BE ONLY REMAINING SERIOUS OBSTABLE TO CONCLUDING THESE LONG, DIFFICULT NEGOTIATIONS. THUS, TOTAL LUMP SUM ADVANCE RENTAL (THROUGH JUNE 1977) WOULD COME TO $113,950, OR $56,950 MORE THAN OUR PRESENT $57,000 ALLOTMENT. CAN YOU FIND US THE ADDITIONAL $56,950 IN FY 75 FUNDS REQUIRED TO CLINCH THIS DEAL? FYI: AFTER FIRST TWO YEARS, PRIME MINISTER WANTS RENTAL ONLY ONE YEAR IN ADVANCE.

5. WE ARE CABLING SEPARATELY TEST OF LEASE IN WHICH WE HAVE REACHED TENTATIVE AGREEMENT SUBJECT TO REVIEW BY PRIME MINISTER'S LEGAL COUNSEL.
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